**FINANCIAL EXPRESS** 

PhoenixARC

**Phoenix ARC Private Limited** PUBLIC NOTICE Regd. Office:3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express
Highway Vile Parle (East) Mumbai-400 057 Tel: 022- 6849 2450, Fax: 022- 6741 2313 **FOR E-AUCTION CUM SALE** CIN: U67190MH2007PTC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in.

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest

(Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited pursuant to assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor) will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website: www.phoenixarc.co.in/ as per the details given below

Date and time of E-Auction - 29-09-2025 11:00 Am to 02:00 Pm (with unlimited extensions of 5 minute each)									
Borrower(s) /Co-Borrower (s)/	Demand Notice	Description of the Immovable	Reserve Price, EMD & Last Date of						
Guarantor(s) / Loan Account	Date and Amount	property	Submission of EMD						
LAN: LXCHA00116-170030023	27-04-2019 For Rs:	Flat No 12 3Rd Floor	Reserve Price: Rs.750000/-(Seven						
Branch: Chakan	1779787/- (Rupees	Alankar Building, Sr No 152	Lakh Fifty Thousand Only)						
Borrower: Sarang Dilip Pote	Seventeen Lakh	Rajgurunagar,Water Tank	EMD: Rs. 75000/-(Seventy Five						
Co-Borrower: Sunanda Sarang	Seventy Nine Thousand	Happy House, Pune-410505	Thousand Only)						
Pote	Seven Hundred & Eighty	Maharashtra	Last date of EMD Deposit:28-09-2025						
	Seven Only)								
LAN: LXKAT00417-180055841	14-08-2018 For Rs:	Flat No 104 1St Floor,	Reserve Price: Rs.700000/-						
Branch: Katraj		S.No.16/6/1/3,"Damini	(Seven Lakh Only)						
Borrower: Sunil Vinayak	Lakh Sixty Thousand	Heights", Kondhwe	EMD: Rs. 70000/-(Seventy						
Chavan	Four Hundred &	Dhawde,Pune. 411046	Thousand Only)						
Co-Borrower: Priti Sunil Chavan	Seventeen Only)	Maharashtra	Last date of EMD Deposit:28-09-2025						
LAN: LXPUN00115-160020668	31-07-2017 For Rs:	Flat No.401, 4 Th Floor	, , ,						
Branch: Pune2	648858/- (Rupees	Damini Heights , S No.16,							
Borrower: Niranjan Dnyanoba	Six Lakh Forty Eight	Hissa No.6/1/3, Kondhve							
Mane	Thousand Eight	Dhavade Kondhve Dhavade	,						
Co-Borrower: Sapna Neeranjan	Hundred & Fifty Eight	Pune Pune Maharashtra	Last date of EMD Deposit:28-09-2025						
Mane	Only)	411023							
LAN: LXPUN00316-170025581	24-03-2018 For Rs:	Flat No-07,3Rd Floor, Success	Reserve Price: Rs.1230000/-						
Branch: Pune2	2183327/- (Rupees	Plaza,Sr.No-38/2/14 Near Pari	(Twelve Lakh Thirty Thousand						
Borrower: Vinita Yuvraj Darade	Twenty One Lakh	Company, Opp Venkantesh							
Co-Borrower: Yuvraj Kundlik	Eighty Three Thousand		EMD: Rs. 123000/-(One Lakh						
Darade	Three Hundred &	Near Pari Company 411041	Twenty Three Thousand Only)						
	Twenty Seven Only)	Pune Maharashtra	Last date of EMD Deposit:28-09-2025						
LAN: LXPUN00115-160014781	09-06-2018 For Rs:	Flat No 18,4Th Floor Apurva	Reserve Price: Rs.600000/-(Six						
Branch: Pune	862470/- (Rupees	Heritage Tal. Haveli Sr No	Lakh Only)						
Borrower: Ravindra Balasaheb	Eight Lakh Sixty Two	50, Hissa No 15/1, Village	EMD: Rs. 60000/-(Sixty Thousand						
Patil	Thousand Four Hundred								
Co-Borrower: Deepali Ravindra	& Seventy Only)	Company,Dhayari 411041	Last date of EMD						
Patil		Pune Maharashtra India	Deposit:28-09-2025						
1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein Bidders may visit to the Web Portal: https://www.auctionbazaar.com/.of.our.e-Auction Service Provider M/s. ARCA FMART PRIVATE									

Bidders may visit to the Web Portal: https://www.auctionbazaar.com/ of our e-Auction Service Provider, M/s. ARCA EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to Ashish Dhapte 8976791951 & Ajit Dattatray Gaikwad 9321972466, Sailesh Iyengar 9833801159, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: contact@auctionbazaar.com. 2.All the intending purchasers/ bidders are required to register their name in the portal mentioned above as https://www.auctionbazaar.com/ and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3. For participating in the e-auction intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof on or before the Last date for submission of EMD mentioned above. Intending purchasers/bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above. 4.At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice. 5. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law. 6.The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/ dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due.7. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected. Place: MAHARASHTRA

**Phoenix ARC Private Limited** 

NIDO HOME FINANCE LIMITED (formerly known as Edelweiss Housing Finance Limited) (Nido).

Date: 05.09.2025

Registered Office Situated At Tower 3, 5th Floor, Wing B, Kohinoor City Mall, Kohinoor City,

Kirol Road, Kurla (W), Mumbai – 400070. Regional office at: Office No. 407-410, 4th Floor, Kakade Bizz Icon, CTS 2687B, Ganeshkhind Road, Bhamburde, Shivaji Nagar, Pune, Maharashtra 411016. DEMAND NOTICE UNDER SECTION 13(2) OF THE SARFAESI ACT, 2002

Notice is hereby given that the following borrower/s have defaulted in the repayment of principal & interest of the loan facilities obtained by them from the Nido and the said loan account/s have been classified as Non-Performing Assets (NPA). The Demand notice was issued to them under Section 13(2) of The Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act 2002, (SARFAESI Act) on their last known address. In addition to said demand notice, they have been informed by way of this public notice. Details of the Borrowers, Securities, Outstanding Dues, Demand Notice sent under Section 13(2) and Amount claimed there under are given as under:

1. Name and Address of the Borrower, Co Borrower, Guarantor And Loan Amount:-AJIT CHANDRAKANT SASANE (BORROWER) & CHANDRAKANT SHANKAR SASANE (CO-BORROWER) & GANGOTRI CHANDRAKANT SASANE (CO-BORROWER) & NANDA CHANDRAKANT SASANE (CO-BORROWER) Res Address: Flat No. B5, 1st Floor, B Wing, Torna Kamdhenu Estates Co. Op. Housing Society, S. No. 229, Pune Solapur Road, Hadapsar 411028 And Flat No. C-1, 1st Floor, Building 4c, Torna Kamdhenu Estates Co. Op. Housing Society, S. No. 229. Sasane Mala, Pune Solapur Road Hadapsar 411028

Lan. No.: LPUNSTL0000051610 Loan Agreement Date: 06/07/2018 Loan Amount: Rs.25,00,000.00/- (Rupees Twenty Five Lakhs Only)

Amount Due in Rs.32,95,128.83/- (Rupees Thirty Two Lakhs Ninety Five Thousand One Hundred Twenty Eight and Eighty Three Paisa Only) With further interest from the date of Demand Notice 14-08-2025

SCHEDULE OF THE PROPERTY:- All The Part And Parcel Bearing Flat No. B-5 Area Admeasuring About 560.00 Sq. Fts. On First Floor, In The Wing B, In The Building Known As Torna Kamdhenu Estates Co-Operative Housing Society Ltd., Constructed On The Land Bearing Sr. No. 229 Hissa No. 4a To 4f, 6a, 6b, 11a, 11b/1 And 11/C Situated At Village Hadapsar, Taluka Haveli District Pune Within The Limits Of District Registration And Stamps Sub Registrar Pune, District Pune. 2. Name and Address of the Borrower, Co Borrower, Guarantor And Loan Amount:-

ANIL VITTHAL SALUNKHE (BORROWER) & REKHA ANIL SALUNKE (CO-BORROWER) Res Address: Sr. No. 027/2c/4, Munjaba Wasti, Dhanori, Taluka – Haveli, District – Pune, Pin- 411 015.

Lan. No.: LPUNSTL0000021764 Loan Agreement Date: 31/01/2017 Loan Amount: Rs.10,26,964.00/- (Rupees Ten Lakhs Twenty Six Thousand Nine Hundred And Sixty Four Only)

Amount Due In Rs.:- Rs.9,73,378.00/- (Rupees Nine Lakhs Seventy Three Thousand Three Hundred and Seventy Eight Only) With further interest from the date of Demand Notice 14-08-2025

SCHEDULE OF THE PROPERTY:- All The Part And Parcel Bearing Flat No. 17 Area Admeasuring About 421.00 Sq. Fts., I.E. 39.12 Sq. Mtrs., On Third Floor, In Phase Ii, Building A2, Known As Bhagwan Gautam Bhuddha Magaswargiya Co-Operative Housing Society Ltd., Constructed On The Land Bearing S. No. 5 Hissa No. 1/2, S. No. 5, Hissa No. 5/1/1/1, S. No.5, Hissa No.5/13/21/3, S. No.5, Hissa No.5/1/1/1/10, S. No.5, Hissa No.5/1/1/1/12, S. No.5, Hissa No.5/1/1/1/13, S. No.5 And Hissa No.5/1/1/1/16 Situated At Kondhava Budruk, Taluka Haveli, District Pune Within The Local Limits Of Pune Municipal Corporation And Within The Limits Of District Registration And Stamps Sub Registrar Pune, District Pune.

BHOOMI RAJAN LAHERU (BORROWER) & NARESHBHAI CHANDULAL LAHERU (CO-BORROWER) & RAJAN NARESH LAHERU (CO-BORROWER) & SURYAKANT VILAS NIGADE (GUARANTOR) Res Address: Flat No. 305, B-Wing, Balaji Paradies, Mahadev Nagar, Near Dhayreswar Mandir, Dhayari, Nahre (N.V.),

Pune – 411 041. And B/12, Near Railway Station, Paneli Moti, Rajkot, Gujarat – 360 480. And Ap. Peth, Taluka – Purandar, Galunche, Nira R. S. Pune- 412 102

LAN. NO.: L0030STHL000005331865 Loan Agreement Date: 30/11/2023 Loan Amount: Rs.18,30,000.00/- (Rupees Eighteen Lakhs And Thirty Thousand Only)

3. Name and Address of the Borrower, Co Borrower, Guarantor And Loan Amount:-

NPA Date: 04/08/2025 Demand Notice Date:- 14-08-2025 Amount Due In Rs.:- Rs.18,93,109.45/- (Rupees Eighteen Lakhs Ninety Three Thousand One Hundred Nine and Forty Five Paisa Only) With further interest from the date of Demand Notice 14-08-2025

SCHEDULE OF THE PROPERTY:- All The Part And Parcel Bearing Flat No. 707 Area Admeasuring About 32.56 Sq. Mtrs., Carpet Along With Open/Dry Balcony Area Admeasuring About 5.88 Sq. Mtrs., On The 7th Floor, In The Building/Wing "Arya-B" In The Project Known As "Saarrthi Swadesh", Constructed On Land Bearing Gat No. 359 Area Admeasuring 02h-55.1r, Plus Pot Kharaba 00h-01.8r I.E. Total Area Admeasuring About 02h-56.9r Situated At Village Jambhul, Taluka Mayal And District Pune Which Is Within The Local Limits Of Pmrda Pune And Within The Limits Of District Registration Of Stamps Sub Registrar Maval, District And Division Pune.

4. Name and Address of the Borrower, Co Borrower, Guarantor And Loan Amount:-MOHSIN AMANTULLA SHAIKH (BORROWER) & ASMA SHAIKH (CO-BORROWER) Res Address: Nawazish Park Lane-C, Room No-10, Mitha Nagar Lane No-C 10, Survey No.48, Near Quba Masjid Kondhwa Khurd Pune 411048. Lan. No.: LPUNSTH0000058551 Loan Agreement Date: 25/09/2018 Loan Amount: Rs.8,00,000/- (Rupees Eight Lakh Only)

Amount Due In Rs.8,79,211.79/- (Rupees Eight Lakh Seventy Nine Thousand Two Hundred Eleven And Seventy Nine

Paisa Only) With further interest from the date of Demand Notice 14-08-2025 SCHEDULE OF THE PROPERTY:- All The Part And Parcel Bearing Flat No.105 Area Admeasuring 29.73 Sq Mtr I.E. 320

Sq Ft (Built Up) On 1st Floor In The Building Known As "Basera Apartment" Constructed On Land Bearing Survey No.52 Hissa No.2/2 And Survey No.52 6/3, Situated At Kondhwa Khurd Tal Haveli Dist Pune. 5. Name and Address of the Borrower, Co Borrower, Guarantor And Loan Amount:-

PRIYA SIDDHARTH GAIKWAD (BORROWER) & NILESH MAHADEO CHAVAT (CO-BORROWER) Res Address: Sr.No-239, Navi Khadki Airport Road, Near-Pune Cantoment Bank Navi Khadki Yerawada Pune 411006.

Lan. No.: LPUNSTH0000048806 Loan Agreement Date: 04/06/2018 Loan Amount: Rs.15.22.000/- (Rupees Fifteen Lakh Twenty Two Thousand Only) 

Amount Due In Rs.11,17,849.04/- (Rupees Eleven Lakh Seventeen Thousand Eight Hundred Forty Nine And Four Paisa Only) With further interest from the date of **Demand Notice 14-08-2025** 

Schedule Of The Property:- All The Part And Parcel Bearing Flat No. 401 Admeasuring 43.12 Sq. Mts. I.E. 464 Sq. Ft., On The Fourth Floor, In Building No. 21 (Wing "F"), In Building "A-Type", In The Project Known As "Balaii Nisarg" Constructed On Land Bearing Gat No. 48, Situated At Village Shriswadi (Murkutenagar), Taluka-Haveli, District- Pune.

6. Name and Address of the Borrower, Co Borrower, Guarantor And Loan Amount:-SAMRUDDHI CLASSES AND HERBALS (BORROWER) & TRUPTI SAMEER NAIK (CO-BORROWER) & SHUBHANGI ARVIND PANDIT (CO-BORROWER) & DILIP DASHARATH PATIL (GUARANTOR) Res Address: Plot No.18, Rajarampuri, Galli No. 14, Govindrao Koregaonkar Housing Society Ltd., Kolhapur Municipal Corporation, Tal- Karveer, Dist. Kolhapur – 416 008. And Flat No. 3, Ward – B, Chandrakans, Appartment, Gajanan Maharaj Nagar, Near Ladies

Hostel, Mangalwar Peth, Tal- Karveer, Kolhapur 416 012. And 16/1231, Gokul Chauk, Ichalkaranji, Shivrashtra Yuvak

Mandal, Tal- Hatkanangle, Dist-Kolhapur, Pin - 416 015. Lan. No.: LKLPSTL0000096653 Loan Agreement Date: 10/03/2023 Loan Amount: Rs.15,58,000.00/- (Rupees Fifteen Lakhs And Fifty Eight Thousand Only)

District Sub-Registrar Of Registration And Stamps Taluka Haveli, District Pune.

NPA DATE: 04/08/2025 Demand Notice Date:- 14-08-2025 Amount Due In Rs.15,52,263.12/- (Rupees Fifteen Lakhs Fifty Two Thousand Two Hundred Sixty Three and Twelve Paisa

Only) With further interest from the date of Demand Notice 14-08-2025 SCHEDULE OF THE PROPERTY:- All The Part And Parcel Bearing Flat No. 3 Area Admeasuring About 39 Sq.Mtrs, On The Second Floor Of The Building Known Chandrakas Apartment Along With Terrace Area Admeasuring About 6.98 Sq. Mtrs, Constructed On Plot No. 5 Having City Survey No. 274/6 (Old Rs No. 695/5) At Ward - B, Sindhunagari, Karveer,

Taluka Karveer, District Kolhapur And Within The Local Limits Of Kolhapur Municipal Corporation And Within The Limits Of Registration Of Stamps Sub Registrar Karveer, Kolhapur.

7. Name and Address of the Borrower, Co Borrower, Guarantor And Loan Amount:-RAJESH JALINDAR KAMBALE (BORROWER) & KALINDI RAJESH KAMBALE (CO-BORROWER) Res Address: Flat No. A-505, Sr. No. 165/1a-165/1b, Twin Tower, Manjri Bk, Tal – Haveli, Dist– Pune, Pin– 412 307.

LAN. NO.: LPUNBOB0000097671 & LPUNBOB0000097678 Loan Agreements Date: 31/05/2023 Loan Amount: Rs.27,00,000.00/- (Rupees Twenty Seven Lakhs Only) And Rs.8,00,000.00/- (Rupees Eight Lakhs Only)

I.E. Aggregating Total Of Rs.35,00,000.00/- (Rupees Thirty Five Lakhs Only) NPA DATE: 14/08/2025 Demand Notice Date:- 28-08-2025 Amount Due In Rs.26,54,385.78/- (Rupees Twenty Six Lakhs Fifty Four Thousand Three Hundred Eighty Five and Seventy Eight Paisa Only) and Rs.5,68,291.37/- (Rupees Five Lakhs Sixty Eight Thousand Two Hundred Ninety One and Thirty Seven Paisa Only) i.e. aggregating total of Rs.32,22,677.15/- (Rupees Thirty Two Lakhs Twenty Two Thousand

Six Hundred Seventy Seven and Fifteen Paisa Only) With further interest from the date of Demand Notice 28-08-2025 SCHEDULE OF THE PROPERTY:- All The Part And Parcel Bearing Flat No. 505 Admeasuring Area About 46.99 Sq. Mtrs, Having Carpet Area Along With Dry Balcony Area Admeasuring About 1.85 Sq.Mtrs., + Adjacent Terrace Area Admeasuring About 3.38 Sq. Mtrs., Situated On 5th Floor In The Building Known As "Wing A", Along With One Open Car Parking Space On Ground Floor In The Project Named And Styled As "Twin Towers" Constructed On The Land Area Admeasuring About 00 Hec 38.398 Aar Out Of The Land Bearing S. No. 165/1a Totally Area Admeasuring About 00 Hec. 61 Aar + Land Area Admeasuring About 00 Hec. 41 Aar Out Of The Land Bearing S. No. 165/1b Totally Area Admeasuring About 00 Hec. 61 Aar Situated At Village Manjri Budruk, Taluka- Haveli And District- Pune Within The Jurisdiction Of

You the above Borrower/s are therefore called upon to make payment of the outstanding dues as mentioned herein above in full Within 60 Days of this Notice failing which the undersigned shall be constrained to take action under the SARFAESI act to enforce the above mentioned securities. Please note that as per Section 13(13) of the said Act, you are restrained from transferring the above-referred securities by way of sale, lease or otherwise without our consent. Place: PUNE Sd/- Authorized Officer

**FOR Nido Home Finance Limited** Date: 05.09.2025 (formerly known as Edelweiss Housing Finance Limited)



HOUSING

1. Mahiboob Asgar Hupale (Borrower)

Solapur, Maharashtra-413228

Solapur, Maharashtra-413228,

2 1. Ajay Ratan Gavali, (Borrower)

Maharashtra-411058

At: Plot No-79 Gat No-511/B, valsang,

2. Bashira Mahibub Hupale (Co-Borrower)

All At: Gat No-511/B P.L- No-79 Valsang.

Loan A/c No. LXSOL01816-170000140

At: Sr.No.76/87, Mauli Residency New

Ahiregaon 2nd Floor, Flat No. 201, Near

Both At : 0 Sahayon Nagar, Pune.

Loan A/c No. LXPUN03417-180000343

Vitthal Mandir, Pune, MH-411023.

2. Varsha Ajay Gavali (Co-Borrower)

3. Yasin Asgar Huple (Co-Borrower),

FINANCE

Sd/- Authorized Officer,

2. Naziya Amin Shaikh (Co-Borrower) Both At: Flat No.4 Asha Apartments Munjabawasti, Dhanori, Pune. Maharashtra-411015. 3. Deepak Raghunath Khude (Guarantor) At: Tukaidarshan Chowrang Teeracehissa No. 1/2A, Pune, Maharashtra-411028

3 1. Mohammadamin Shafi Shaikh

At: SR.No. 98/1/4, A Wing, Village

Residency 3, 4th Floor, Flat No. 403, Nr.

Ambedkar Chowk, Pune, MH- 411057.

Hrehareshwar Mandir, Pune, MH-411028.

2. Santosh Izak Patole (Co-Borrower)

Andheri East Road Sai Prasad Apartment

2nd Floor, Mumbai, Maharashtra-400069

3 Geerish Santosh Patole (Co-Borrower)

Mohammadwadi Road Sr.no.87/26 Galli

No. 09 Hadapsar, Pune, MH-411028

Loan A/c No. LXPUN01616-170000054

(Borrower)

Loan A/c No. LHPUN03418-190000908 1. Pravin Santosh Patole, (Borrower) At: Mohammadwadi Road Sr.No.87/26 Galli No. 09 Sasane Wasti, Pune. Maharashtra- 411028, Also At: Sasane 28-08-2025 82,17,164/- About 26.16 Sq.mtrs.situated At Village Mahamadwadl Wasti, Mohammadwadi Road Hadapsar, 16-05-2019 as on Sr. no. 87/26 Galli No.09, Nr.

the piece and parcel of land is Bounded As Follows: on or Towards The East- By Passage & Duct, on or Towards The West-By Open Space, on or Towards The South - By Lift, Duct & Flat No. 402, on or Towards The North - By Flat No. 404. All That Piece And Parcel Of The Property Bearing Survey No. 87 Hissa No. 26 Total Admeasuring Around About 00 H .02 R Along With Standing Structure Theron Admeasuring Around Taluka: Haveli Dist-Pune. All the piece and parcel of land is 28/08/2025 Bounded As Follows: On Or Towards The East- Open Plot, On Or Towards The West-House. On Or Towards The South - House.

On Or Towards The North - Road

If the said Borrower, Co-Borrower(s) & Guarantor(s) fails to make payment to ITI HOUSING FINANCE LIMITED, (Formerly known as Fasttrack Housing Finance Limited) as aforesaid, ITI HOUSING FINANCE LIMITED, (Formerly known as Fasttrack Housing Finance Limited) shall be entitled to take possession of the secured asset mentioned above and shall take such other actions as is available to the Company in law, entirely at the risks, cost and consequences of the borrowers. The said Borrower(s), Co-Borrower(s) & Guarantor(s) are prohibited under the provision of sub section (13) of section 13 of SARFAESI Act to transfer the aforesaid Secured Asset(s), whether by way of sale, lease or otherwise referred to in the notice without prior consent of ITI HOUSING FINANCE LIMITED.

ITI HOUSING FINANCE LIMITED

DEMAND NOTICE

Under Section 13 (2) of The Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002

Whereas the undersigned is the Authorised officer of ITI HOUSING FINANCE LIMITED, (Formerly known as Fasttrack Housing Finance

Limited) under Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 and in exercise of

powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002, issued Demand Notices under

Section 13(2) of the said Act, calling upon the following Borrower(s), Co-Borrower(s), Guarantor(s) to discharge in full their liability to the

Company by making payment of entire outstanding including up to date interest, cost and charges within 60 days from the date of respective

Outstanding

Amount

as on

as on

26/08/2025

26/08/2025

Demand notice

13-02-2019

13-02-2020

28-08-2025 21,13,130/-

28-08-2025 | 22.83,760/-

28-08-2025 51,30,346/-

as on

09-12-2019

Date of NPA

E-mail id: compliance@fasttrackhfc.com Website: www.itihousing.com

(Formerly known as Fasttrack Housing Finance Limited) CIN No.: U65993MH2005PLC158168

Description of Secured Asset(s)

Immovable Property (ies)

Gat No. 511/B Out of Which Plot No. 79 Adm. 77.70.50 Sq.

Mtrs. Situated At Valsang Tal. South Solapur, Dist Solapur,

Bounded As Follows: On Or Towards The East- Plot No. 87.

All that piece and parcel of the flat bearing No. 201, On The

Second Floor, Area Admeasuring About 320 Squre Feet

Le.29.73 Square Meters (build-up), In The Project Called As

"Mauli Residency", At The Land Bearing Survey No. 76 & 87,

Plot No. 162, Area Admeasuring About 200 Square Meters

Out Of Which The Land Admeasuring Around About 133.33

Square Meters, Situated At Village: Shivane, Taluka: Haveli,

District: Pune, Within The Local Limits Of Shivane

Grampanchavat, Taluka Panchavat Samiti Haveli, Pun Zilha

Parishad And Within The Local Limits of Jurisdiction of Haveli

And Bounded As Under: All the piece and parcel of Land Is

Bounded As Follows: On or Towards The East- By Property of

Mr. Pandarinath Wanjale, on or Towards The West- By Road

And Vitthal Temple, on or Towards The South: By Road &

Property of Mr. Sunil Wanjale, on or Towards The North - By

All that piece and parcel of the flat bearing no. 403, on the

fourth floor, Area Admeasuring About 485.67 Sq. Feet I.e.

44.84 Sq. Meters Carpet Area, Inclusive Of Balcony And

Terrace, In- A Wing, In The Project Called As Village

Residency 3, At The Land Bearing Survey No. 98, Hissa

No.1/4, Area Admeasuring About 04 Hectares 02.3 Ares Out

of Which An Area Admesuring Around About 00 Hectares

39.7 Ares, Situated At Village: Kasarsai, Taluka: Mulshi,

District: Pune, Within The Local Limits of Grampanchayat,

Taluka Panchayat Samiti Mulshi, Pune Zilha Parishad &

Within The Jurisdiction of Haveli And Bounded As Under: All

All The Piece And Parcel Of Land Is

On Or Towards The West-Plot No. 58,

On Or Towards The North - Gat No. 512.

On Or Towards The South - Road,

Property of Mr. Ramesh Wanjale

Registered Office: ITI House, 36 Dr. R. K. Shirodkar Marg, Parel, Mumbai- 400 012

Sd/- Authorised Officer, For ITI HOUSING FINANCE LIMITED



PREMIER LIMITED (IN CIRP) CIN: L34103PN1944PLC020842 Regd. Office: 169 Gat Village Sawardari Taluka Khed (Chakan Industrial Area) Pune - 410501

Corporate Office: 58, Nariman Bhavan, Nariman Point, Mumbai- 400021, India. Contact No.: +91 98198 75760 Email: investors@premier.co.in ; Website: www.premier.co.in

NOTICE OF 79" ANNUAL GENERAL MEETING ("AGM") OF THE COMPANY TO BE HELD THROUGH VC/ OAVM, BOOK CLOSURE AND REMOTE E-VOTING INFORMATION

NOTICE is hereby given that the Seventy Nineth ('79") Annual General Meeting 'AGM') of the Members of Premier Limited ('the Company') will be held on Tuesday, 30" September, 2025 at 12:30 P.M (IST) through Video Conferencing ('VC') facility/other audio-visual means ('OAVM') ONLY, to transact the business as set out in the Notice of the AGM. In accordance with the General Circulars by Ministry of Corporate Affairs & Securities and Exchange Board of India ("SEBI"), the Notice of the 79th AGM along with the Annual Report for the F.Y 2024-25 will be sent through electronic mode only to those Members whose e-mail addresses are registered with the Company or Registrar & Transfer Agent and Depositories. The requirement of sending physical copies of the Notice of the AGM has been dispensed with vide MCA Circulars and the SEBI Circular.

The Annual Report for the FY 2024-25 of the Company, inter alia, containing the Notice of the 79th AGM is available on the website of the Resolution Professional "RP") i.e https://sunresolution.in and on the websites of the Stock Exchange viz. www.bseindia.com\_and.www.nseindia.com . A copy of the Notice is also available on he website of RTA i.e. MUFG Intime India Private Limited ("MIIPL") (Formerly Known as Link Intime India Private Limited) at https://instavote.linkintime.co.in. M/s. Anisha Ihunjhunwala & Associates, Practicing Company Secretary (COP No. 20967) has been appointed as Scrutinizer for the e-voting process and remote e-Voting:

In compliance with Section 108 of the Companies Act, 2013 ('the Act') read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended from time to time, the Secretarial Standard on General Meetings ('SS-2') issued by the ICSI and Regulation 44 of the SEBI (LODR), 2015, the Company is providing to its Members the facility of remote e-Voting before as well as during the AGM in respect of the business to be transacted at the AGM and for this purpose, the Company has appointed MUFG Intime India Private Limited (Formerly Known as Link Intime India Private Limited) for facilitating voting through electronic means.

The detailed instructions for remote e-Voting are given in the Notice of the AGM. Members are requested to note the following:

a) The remote e-Voting facility would be available during the following period

Commencement of remote e-Voting 27-09-2025, Saturday-09:00 A.M. End of remote e-Voting 29-09-2025, Monday-05:00 P.M. The remote e-Voting module shall be disabled by MUFG Intime India Private Limited

Members will not be allowed to vote electronically beyond the said date and time; b) The voting rights of the Members shall be in proportion to their share of the paid-up equity share capital of the Company as on Tuesday, 23" September 2025 ('Cut-Off Date'). The facility of remote e-Voting system shall also be made available during the Meeting and the Members attending the Meeting, who have not already cast their vote by remote e-Voting shall be able to exercise their right during the Meeting. A person whose name is recorded in the Register of Members/ Register of Beneficial Owners as on the Cut-Off Date only shall be entitled to avail the facility of remote e-Voting before/during the AGM;

(Formerly Known as Link Intime India Private Limited) for voting thereafter and

c) Any person who acquires shares of the Company and becomes a Member of the Company after the dispatch of the Notice and holds shares as on the Cut-Off Date, may obtain the login-id and password for remote e-Voting by sending a request at instameet@in.mpms.mufg.co.in or may contact on telephone No. 022-49186175, as provided by MUFG Intime India Private Limited (Formerly Known as Link Intime India Private Limited). A person who is not a member as on the Cut-Off Date should treat the Notice of the AGM for information purposes only;

d) Members who have cast their vote by remote e-Voting prior to the Meeting may also attend the Meeting electronically but shall not be entitled to vote again.

For permanent registration of their email address, Members holding shares in demat form are requested to update the same with their Depository Participant and members holding shares in physical form are requested to update their email address with MUFG Intime India Private Limited (Formerly Known as Link Intime India Private Limited) ('Registrar and Share Transfer Agent').

In case of any queries/grievances connected with remote e-Voting, please refer the Frequently Asked Questions ("FAQs") and Instavote e-Voting manual available at https://instavote.linkintime.co.in, under Help section or write an e-mail to instameet@in.mpms.mufg.co.in or call on 022 - 4918 6000. The Members who require technical assistance before/during the Meeting to access and participate in the AGM may contact to (email) instameet@in.mpms.mufg.co.in or call on 022-49186175. Book Closure:

Notice is further given that pursuant to Section 91 of the Act and the Rules framed thereunder, the Register of Members and the Share Transfer Books of the Company will remain closed from 24" September 2025 to 30" September 2025 (both days inclusive) for the purpose of 79" AGM.

**E-AUCTION SALE NOTICE** 

(UNDER SARFAESI ACT, 2002)

Resolution Professional

For Premier Limited Place: Mumbai Date: 05-09-2025 Kanak Jani

Place: Maharashtra, Date: 05.09.2025

## **RBL BANK LIMITED**

Registered Office: 1st Lane, Shahupuri, Kolhapur- 416001.

apno ka bank Branch Office at: Branch Office at: RBL Bank Limited, Ground Floor Shop No 5, ICC Trade Centre, Senapati Bapat Marg, Pune-411016.

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged/charged (collectively referred as "Property") to RBL Bank Ltd. ("Secured Creditor/Bank"), the Actual Physical Possession of which has been taken by the Authorised Officer of the Bank under section 13(4) & section 14 of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" on 15/10/2025, for recovery of the Bank's outstanding dues plus interest as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction schedule:

Brief Description of Parties, Outstanding dues and Property Amount as per Pacarya Price

Name of the Borrower & Guarantor (s)	Details of Property(ies) & Mortgagor	Demand Notice  Date of Demand &  Possession Notice under SARFAESI Act	Inspection Date and Time	EMD Bid Increase Amount	Date/ Time of E-Auction	Last Date for Receipt of Bids along with documents	Name of Authorised Officer/ Phone No./ Email Id
M/s. Royal Agencies     (Applicant) Through its     proprietor Mr. Jairam     Tikamdas Motwani	Property No.01 - Owned by Mr. Jairam Tikamdas Motwani and Mrs. Nirmala Jairam Motwani All piece and parcel of property bearing Flat No.108, admeasuring at about 280 sq. fts., i.e. 26.01 sq. mtrs. (built-up) on 1st Floor, in the building known as "Jay Gandhi Chambers", in the Apartment known as "Jay Gandhi	[Rupees Thirty- Nine Lakhs Sixty- Eight Thousand Four Hundred Fifteen and Sixty- Eight Only]	between 11:00 a.m. to 12:00 p.m.  ce	Reserve price for Property No.01 Rs.29,00,000/-	15/10/2025 12:30 PM To 01:30 PM	On or Before 14/10/2025 upto 5:00 PM	Pandurang Katkar  Mobile No. 9545244646  email: Pandurang.Katkar @rblbank.com)
2) Mr. Jairam Tikamdas Motwani (Co-Applicant & Mortgagor) 3) Mrs. Nirmala Jairam Motwani (Co-Applicant & Mortgagor) 4) Mr. Kaviraj Jairam Motwani (Co-Applicant) Addresses for Correspondence 1) 1445, 1st Floor, Jay Gandhi Chamber, Behind Janata Sahakari Bank, Shevde Lane, Bajirao Road, Shukrawar Peth, Pune 411002. 2) Flat No.107 & 108, 1st Floor, Jai Gandhi Chambers, CTS, No.1445, 1446, Shevde Lane, Shukrawar Peth, Pune 411002. 3) Row House No. D-5, Building no. D, "Konark Vihar Co- operative Housing Society Limited", Survey No. 13, Hissa No. 2(1/18/2/1, Dhankawardi				Reserve price for Property No.02 Rs.26,00,000/-			
	Property No.02 - Owned by Mr. Jairam Tikamdas Motwani and Mrs. Nirmala Jairam Motwani All piece and parcel of property bearing Flat No.107, admeasuring at about 250 sq. fts., i.e. 23.23 sq. mtrs. (built-up) on 1st Floor, in the building known as "Jay Gandhi Chambers", in the Apartment known as "Jay Gandhi Apartment", constructed on land bearing City Survey No. 1445/1446, situated at	Actual Physical Possession taken on 25/06/2025		EMD: 10% of Reserve Price Bid Increase amount: 50,000.00 (Rupees Fifty Thousand Only)			

Terms and Conditions:

Pune 411043.

Date: 04/09/2025

Place: Pune

(1) The E-Auction Sale will be online through e-auction portal. The interested bidders are advised to go through the detailed terms and conditions of auction available on the website of https://www.bankeauctions.com & https://www.rblbank.com/pdf-pages/news before submitting their bids and taking part in e-auction.

It shall be the responsibility of the bidders to inspect and satisfy themselves about the Property and specification before submitting the bid.

(3) The interested bidders shall submit their EMD details and documents through Web Portal: https://www.bankeauctions.com (the user ID & Password can be obtained free of cost by registering name with https://www.bankeauctions.com) through Login ID & Password. The EMD shall be payable through DD at RBL Bank Ltd. Ground Floor Shop No.5, ICC Trade Centre, Senapati Bapat Marg, Pune-411016 before 5:00 PM on or before 14/10/2025.

Interested bidders may avail support/ online training on E-Auction from M/s. C1 India Pvt Ltd Contact No: 7291981124/25/26. Contact Person Mr. Hareesh Gowda Mob No: 09594597555, e-mail-ld: hareesh.gowda@c1india.com and for any query in relation to Property, they may contact Mr. Pandurang Katkar, Authorised Officer (Mobile No. 9545244646 email: Pandurang.Katkar@rblbank.com)

(5) The Authorised Officer of the Bank reserves the right to accept or reject any or all bids, &/ or to postpone/cancel the auction at any time without assigning any reason

whatsoever and his decision in this regard shall be final and binding.

The asset shall not be sold below reserve price. The EMD shall be refunded only after 02 Working days, without interest, if the bid is not successful.

Time and manner of payment: a) Payment of 25% inclusive of 10% of EMD of the sale amount on acceptance of the offer by the Bank on the same day of acceptance of offer or not later than next

working day.

b) Balance within 15 days of the confirmation of sale by the Bank.

c) In case of default of payment, all amounts paid shall be forfeited, as per provisions of the SARFAESI Act, 2002 and SARFAESI Rules, as case may be. (9) The above sale shall be subject to the final approval of Bank.

(10) Interested parties are requested to verify/confirm the statutory and other dues like Sales/Property tax. Electricity dues, and society dues, from the respective departments/offices. The Bank does not undertake any responsibility of payment of above dues.

(11) The particulars in respect of the Secured Assets specified herein above have been stated to the information of the undersigned who however shall not be responsible for any error, misstatement of omission in the said particulars. The prospective purchasers, tenders are therefore requested to check and confirm in their own interest these particulars and other details in respect of the Secured Assets before submitting tenders.

(12) Sale is strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed tender form.

(13) The bidders / tenderers / offerers shall improve their further offers in multiples of Rs.50,000/- (Rupees Fifty Thousand Only). (14) The successful bidder/offerer shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law.

(15) The Authorised Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice.

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT The Borrower, Guarantor(s) and Mortgagor(s) are hereby notified to pay the aforementioned sum along with further interest thereon plus penal and other interest and amounts as per the Transaction Documents before the date of E-Auction failing which, the Property will be auctioned/ sold to recover the outstanding dues.

epaper.financialexpress.com

Pune

**Authorised Officer** 

RBL Bank Ltd.

Sd/-